

OFFERING MEMORANDUM

22235 MAIN STREET

CARSON, CA 90745

ABSOLUTE NNN GROUND LEASE INVESTMENT OPPORTUNITY



WSC REALTY ADVISORS
BROKERAGE | MANAGEMENT | LONG BEACH
#2099569

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22235 Main Street
Carson, CA 90745



DISCLAIMER

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Buyers of any real property are encouraged to verify all information by conducting a thorough due diligence process during the contractual phase of the transaction and to engage their own third party experts to assist them in this process.

22235 Main Street Carson, CA 90745

OVERVIEW

Price	\$1,400,000
Net Operating Income (7/1/26)	\$68,448
Cap Rate (7/1/26)	4.89%
Lot Size (Per Assessor)	18,719

LEASE & AMENDMENT ABSTRACT

Lease Type	NNN Ground Lease
Lease Term	20 Years
Lease Start	November 18, 1999
Lease End	July 30, 2020
Lease Amendment Date	July 30, 2020
Renewal Option	(6) x 5 years
Guarantor	Alvarado Restaurant Group
Brand	Taco Bell
Increases	10% every 5 years
Next Increase	7/1/2026
Landlord Obligations	None

INVESTMENT HIGHLIGHTS

Franchisee Operator

Alvarado Restaurant Group aka Alvarado Restaurant Nation, based in Greenwood Village, CO, has been in business over 40 years and operates over 250 Taco Bell and KFC restaurants in 5 states.

The Location

Alvarado Restaurant Group has operated a Taco Bell store at this location since 1999. The property is located on a hard corner of Main St and West 223rd St in Carson St. Fast food operations are very limited in a one mile radius from this location. Please see attached Placer AI for location performance.

The Lease

Alvarado Restaurant Group completed their initial 20 year lease in 2019 and negotiated a long term series of extensions lasting an additional 30 years in five year increments including 10% rent increases each 5 years. They are currently approaching their second extension of six total, beginning in July 2026. Please see following page.



22235 Main Street Carson, CA 90745



ANNUAL OPERATING DATA

Base Term	Monthly Rent	Annual Rent	Cap Rate
Years 26-30	\$5,704	\$68,448	4.89%
Years 31-35	\$6,274	\$75,288	5.38%
Years 36-40	\$6,902	\$82,824	5.92%
Years 41-45	\$7,592	\$91,104	6.51%
Years 46-50	\$8,351	\$100,212	7.16%

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22235 Main Street
Carson, CA 90745





Property Overview

Jan 1 - Dec 31, 2025

Property:



Taco Bell

22235 So Main St, Carson, CA 90745

028518

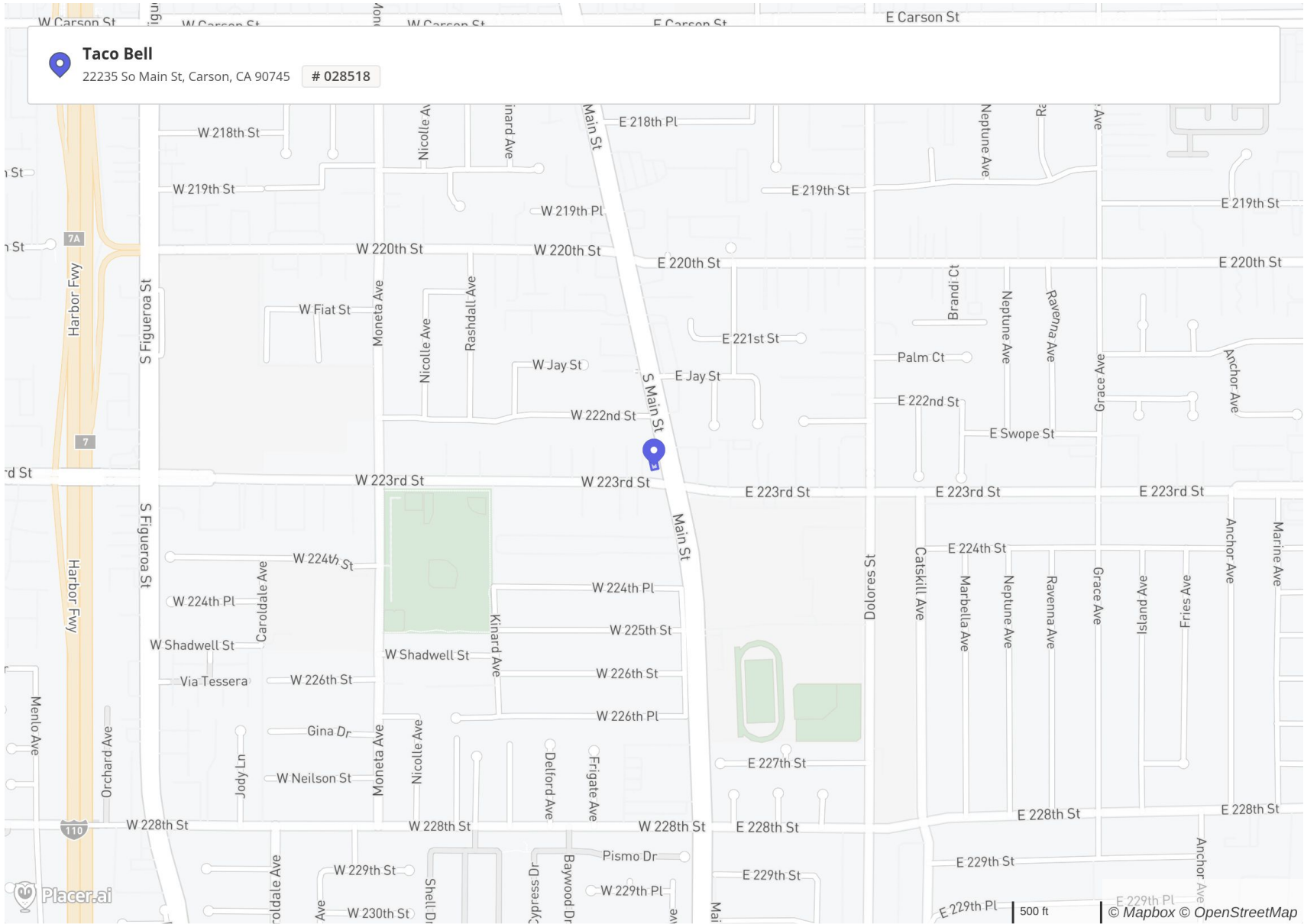


Scan to view on placer.ai platform



Property Overview

Jan 1 - Dec 31, 2025





Metrics

Taco Bell

So Main St, Carson, CA

Visits	257.6K	Sales	\$2.6M
Visits / sq ft	94.16	Sales / sq ft	\$943.4
Size - sq ft	2.7K	Transactions	148.3K
Visitors	71.7K	Average Ticket Size	\$17.4
Visit Frequency	3.59	Visits YoY	-0.5%
Avg. Dwell Time	14 Min	Visits Yo2Y	+2.5%
Panel Visits	14.4K	Visits Yo3Y	-5.2%

Jan 1st, 2025 - Dec 31st, 2025

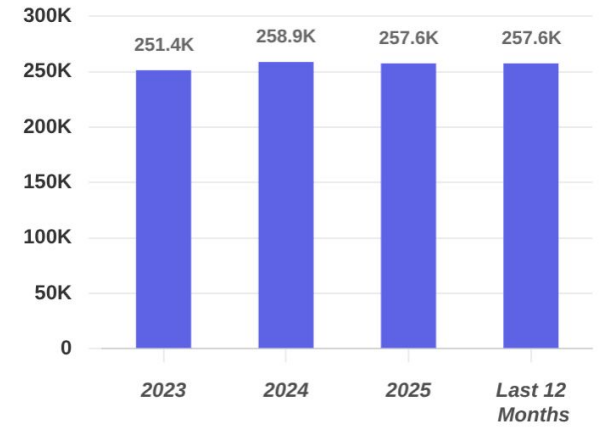
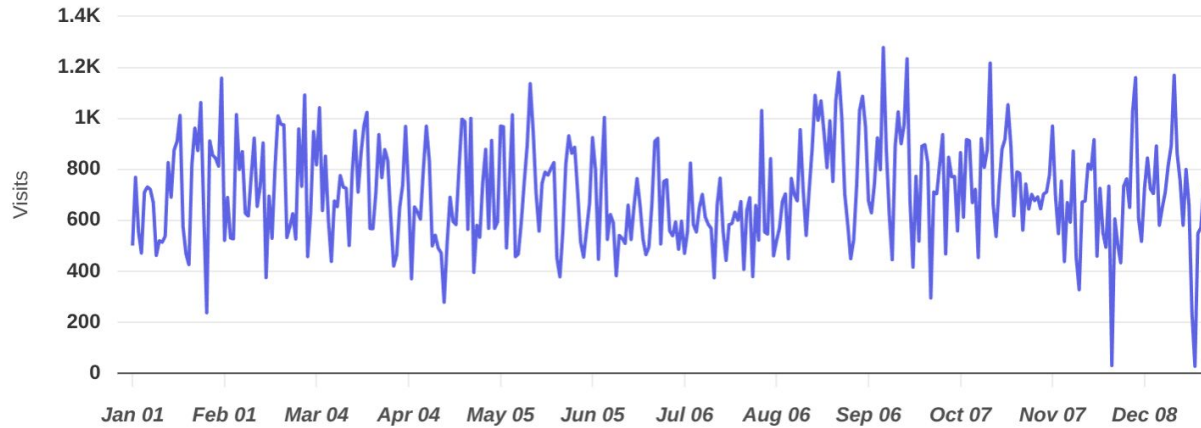
Data provided by Placer Labs Inc. (www.placer.ai)





Visits Trend

Taco Bell
So Main St, Carson, CA



Daily | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



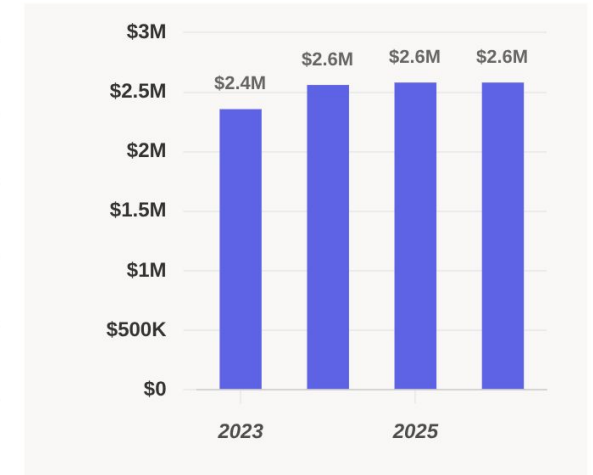
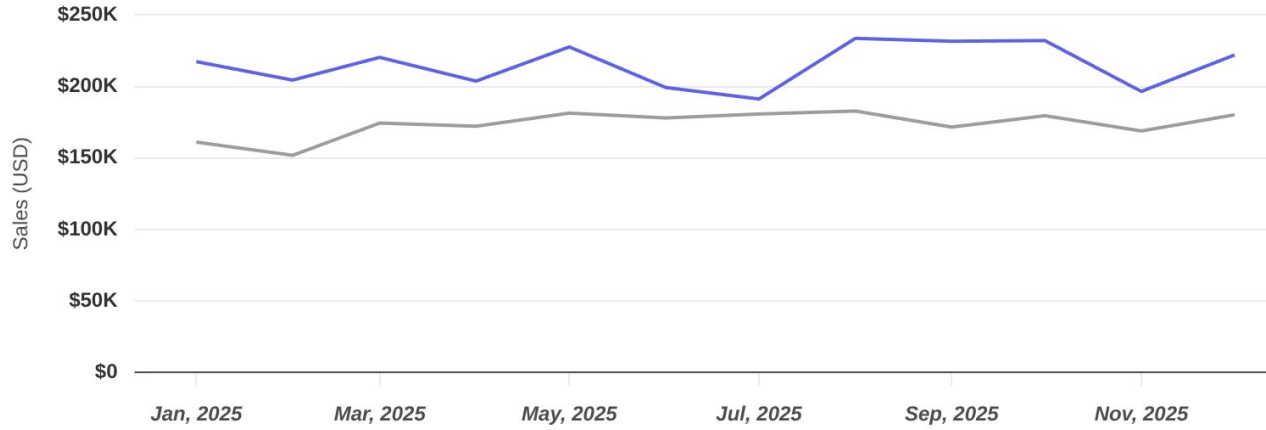


Sales Trend

Taco Bell

So Main St, Carson, CA

Taco Bell: National Avg.



Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Taco Bell So Main St, Carson, CA	\$94.6K	26.2%	37.9	Hispanic or Latino (51.1%)	3.49
California	\$96.7K	36.5%	37.1	Hispanic or Latino (39.8%)	2.92

Jan 1st, 2025 - Dec 31st, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)

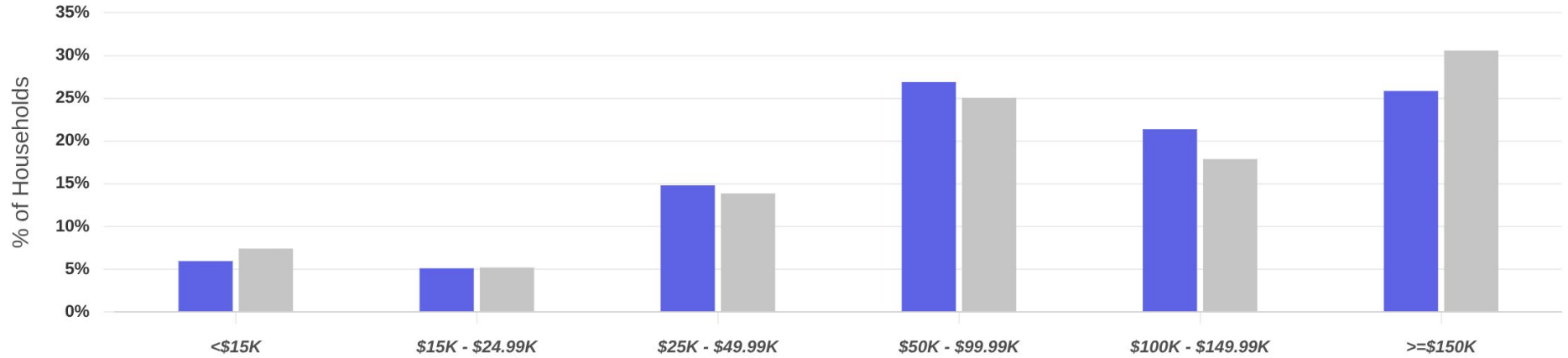




Household Income

Taco Bell
So Main St, Carson, CA

California



Jan 1st, 2025 - Dec 31st, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



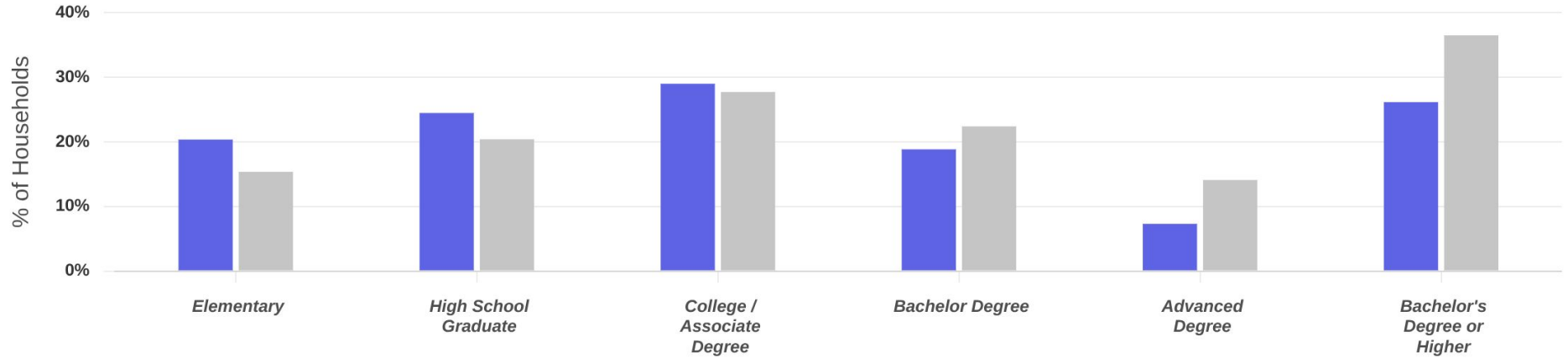


Education

Taco Bell

So Main St, Carson, CA

California



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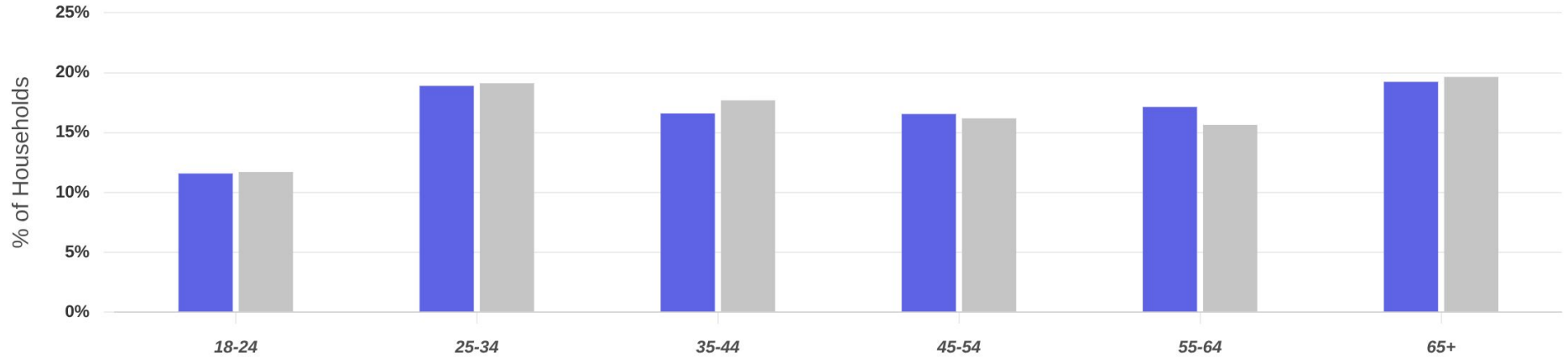


Age

Taco Bell

So Main St, Carson, CA

California



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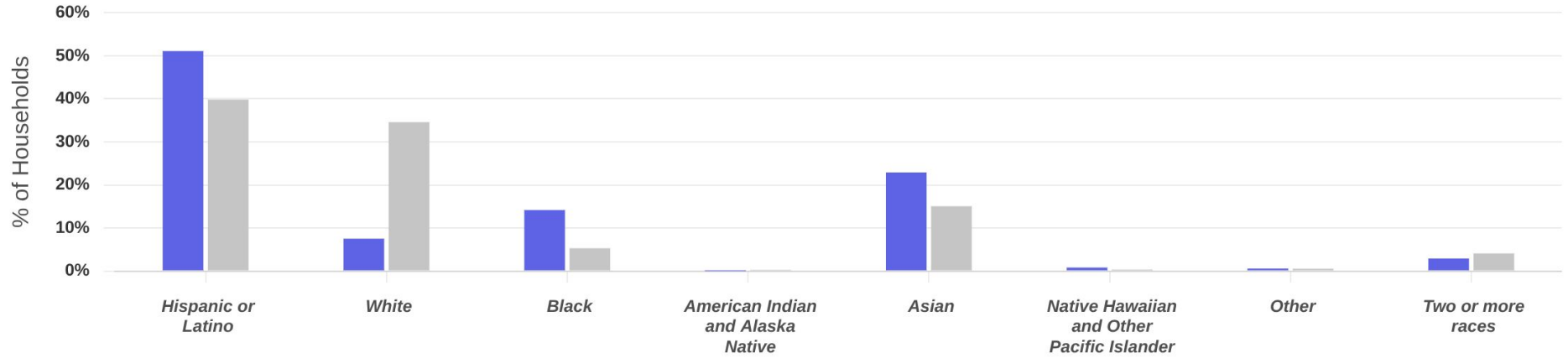


Ethnicity

Taco Bell

So Main St, Carson, CA

California



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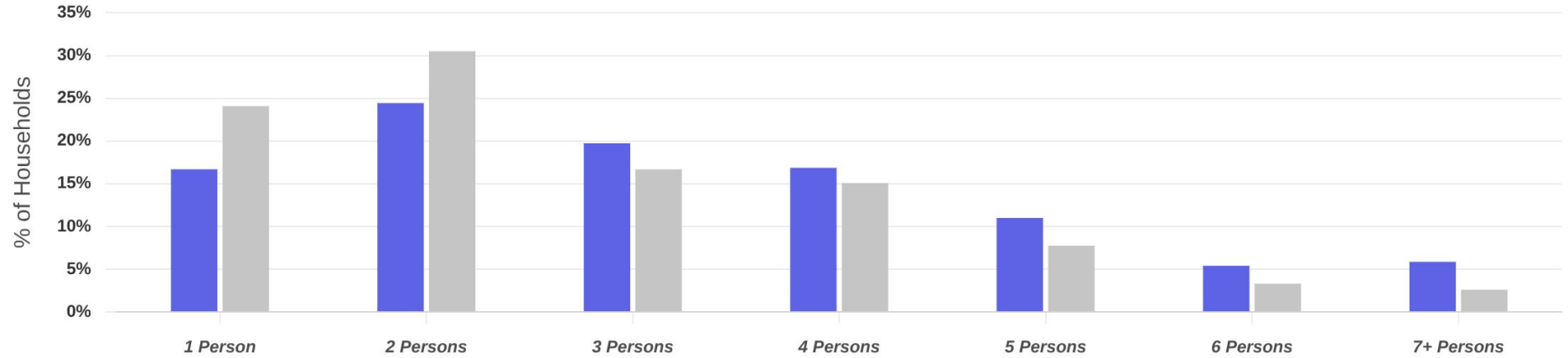


Household Size

Taco Bell

So Main St, Carson, CA

California



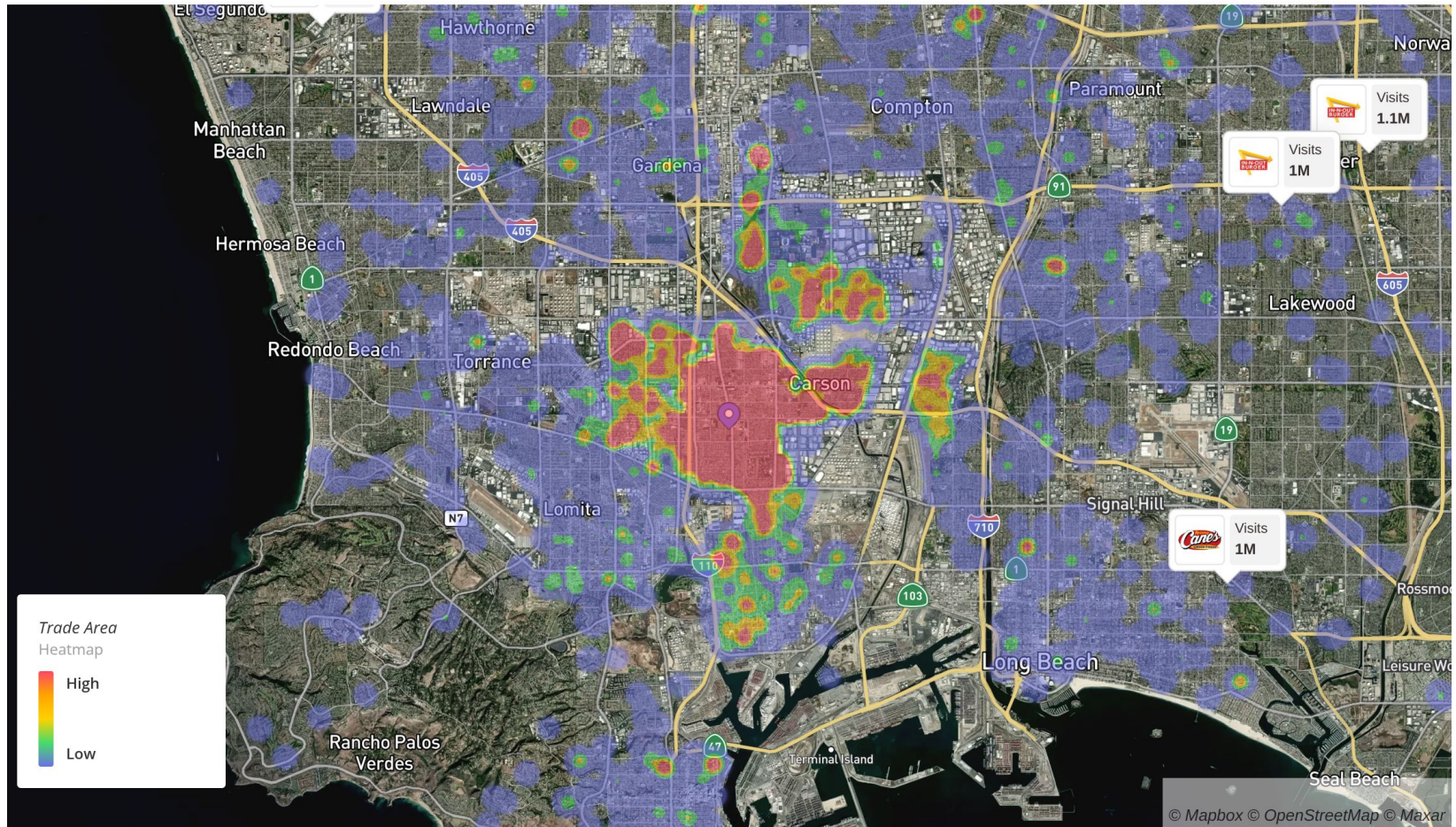
Jan 1st, 2025 - Dec 31st, 2025 | Data Source: Census 2023

Data provided by Placer Labs Inc. (www.placer.ai)





Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

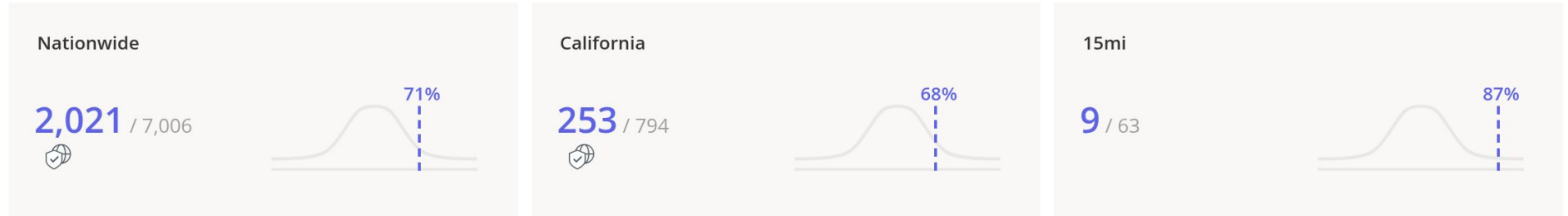




Ranking Overview

Taco Bell

So Main St, Carson, CA



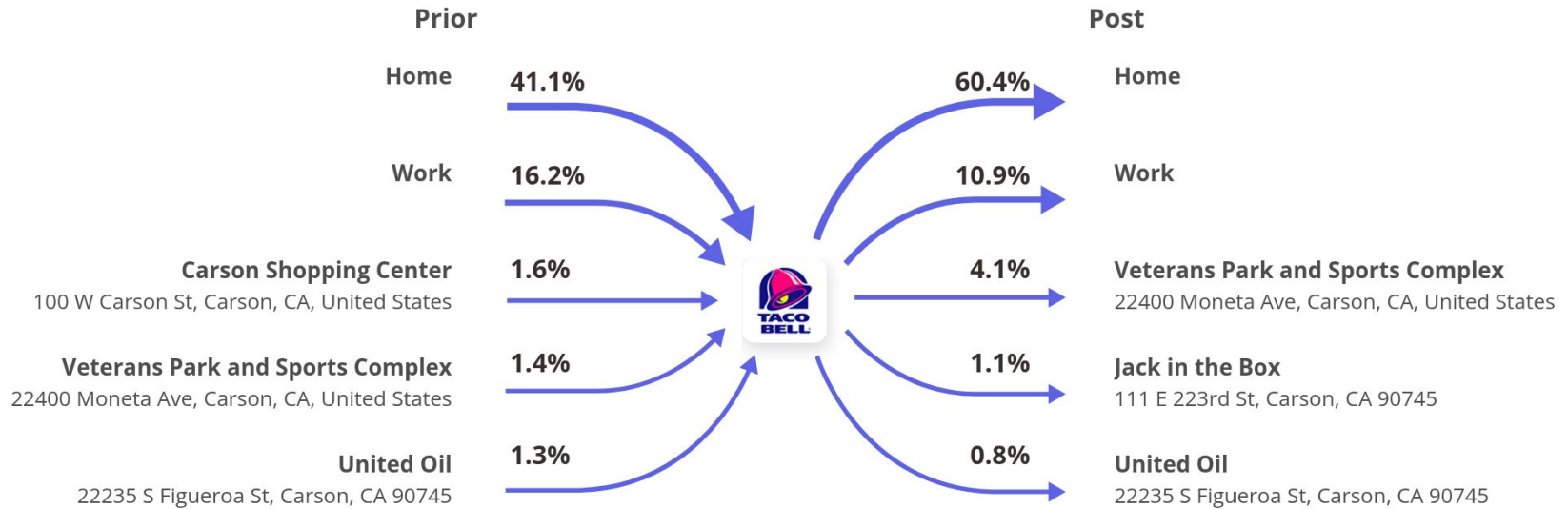
Chain: Taco Bell | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visitor Journey

Taco Bell
So Main St, Carson, CA



Show by: | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

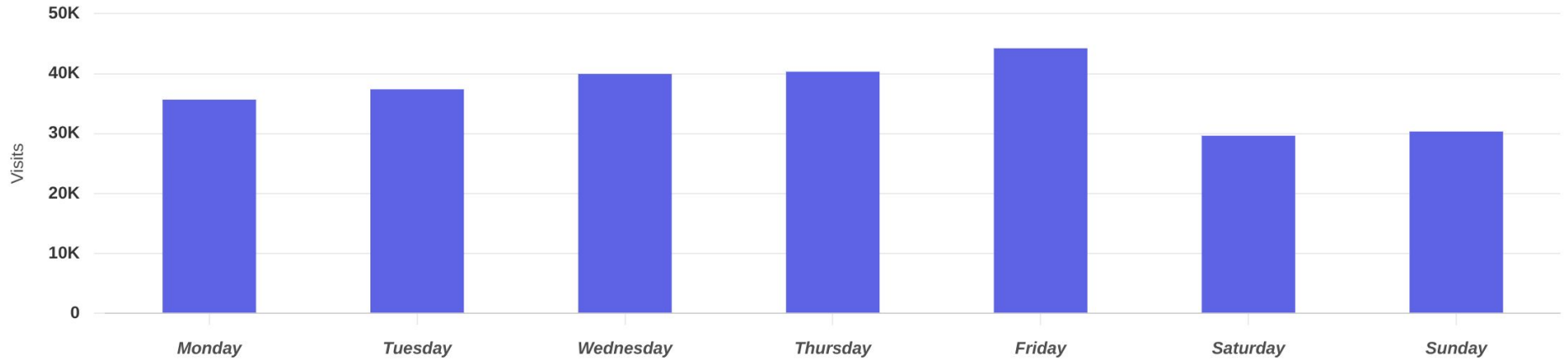




Daily Visits

Taco Bell

So Main St, Carson, CA



Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

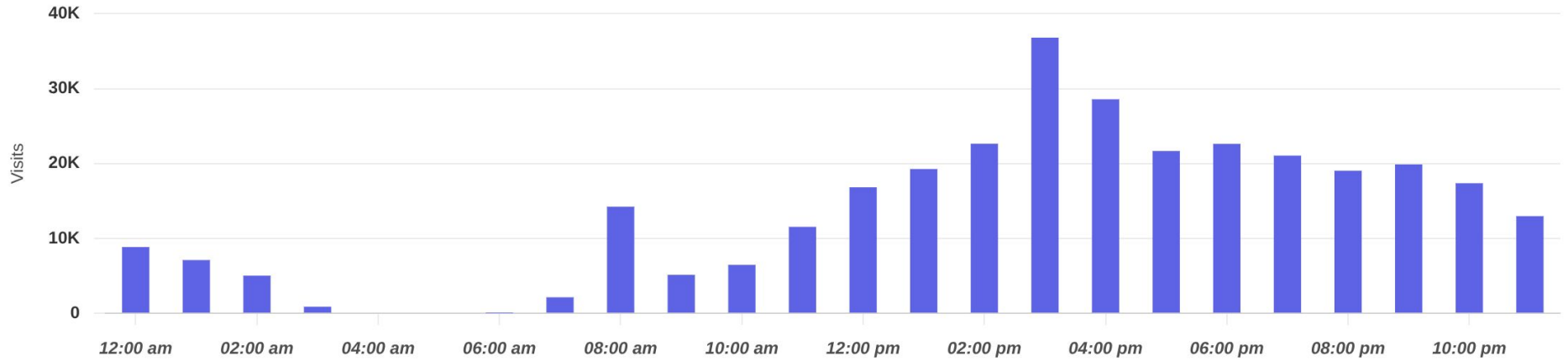




Hourly Visits

Taco Bell

So Main St, Carson, CA



Visits | Jan 1st, 2025 - Dec 31st, 2025

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Favorite Places

Taco Bell

So Main St, Carson, CA

Rank	Name	Distance	Visitors (%)
1	 SouthBay Pavilion Mall 20700 Avalon Blvd, Carson, CA 90746	1.5 mi	59.3K (82.9%)
2	 Del Amo Fashion Center 3525 W Carson St, Torrance, CA 90503	4.2 mi	56.9K (79.5%)
3	 Carson Depot Shopping Center 208 E Sepulveda Blvd, Carson, CA 90745	1.2 mi	48.8K (68.3%)
4	 Carson Crossings 164 W Carson St, Carson, CA 90745	0.5 mi	43.6K (61%)
5	 Carson Shopping Center 100 W Carson St, Carson, CA 90745	0.5 mi	40.9K (57.2%)
6	 Carson Town Square 21703 Avalon Boulevard, Carson, CA 90745	0.8 mi	37.6K (52.5%)
7	 Target 651 W Sepulveda Blvd, Carson, CA 90745	1.2 mi	37.3K (52.1%)
8	 Harbor Gateway 1441 West Knox Street, Torrance, CA 90502	2.6 mi	36.4K (50.9%)
9	 Target 20700 S Avalon Blvd Suite 700, Carson, CA 90746	1.6 mi	36.3K (50.7%)
10	 Vallarta Supermarket 110 E Carson St, Carson, CA 90745	0.4 mi	34.2K (47.8%)

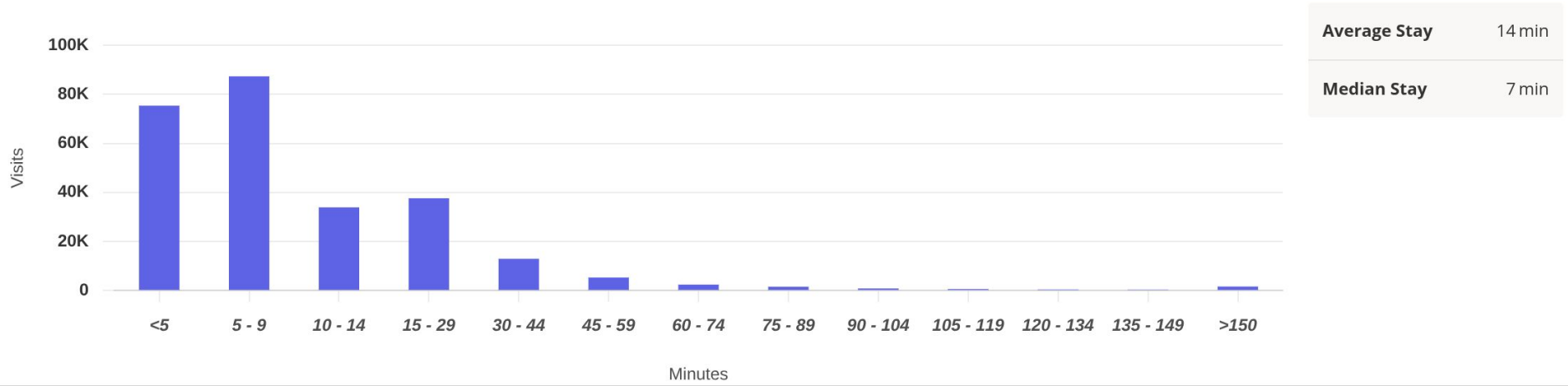
Category: All Categories | Min. Visits: 1 | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visit Duration

Taco Bell
So Main St, Carson, CA



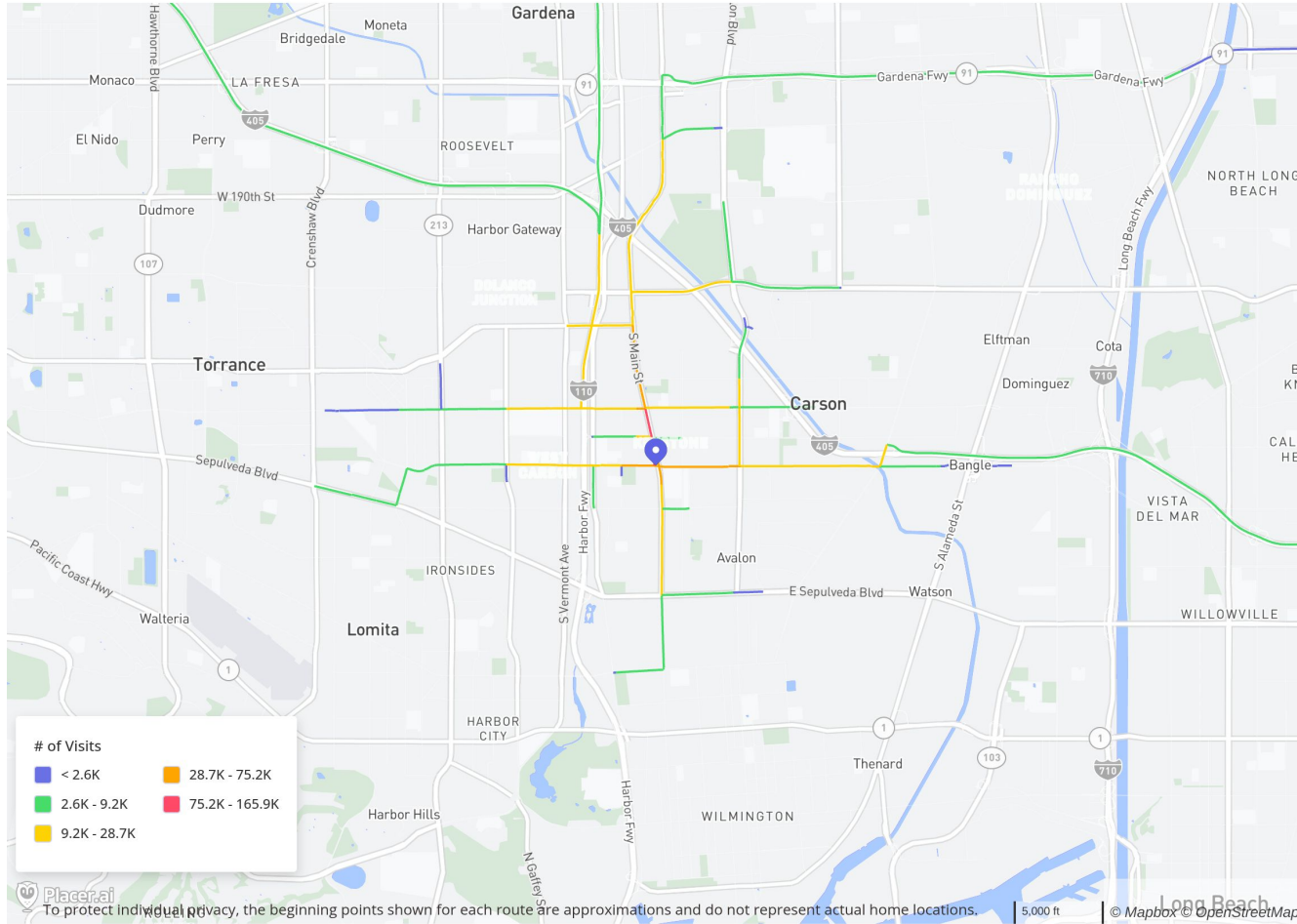
Visits | Jan 1st, 2025 - Dec 31st, 2025
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Visitor Journey - Routes

Taco Bell
So Main St, Carson, CA



Journey Direction: To Property | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

